

F. SUMMARY OF RECOMMENDATIONS

PRINCIPAL ITEMS OF MAINTENANCE AND REPAIR

Many of the following items will require a Surveyor's specification, but we would be happy to advise on items of a maintenance nature, which the volunteers may feel able to undertake.

Items Requiring Routine Regular Maintenance

- ✓ Clear gutters
- ✓ Repair broken glass as it occurs.
- ✓ Replace any missing or damaged slates
- ✓ Check render/ internal plaster for signs of cracking
- ✓ Electrical Test
- ✓ Check and service fire extinguishers
- ✓ Cut back overhanging trees
- 7 Monitor deflection to gallery (8.9)
- 7 Monitor roof spread (measure initially for 18 months) (10.10.2)

Items Requiring Urgent Attention

- Raise level of handrail at gallery level behind pews (8.4)
- Lock and secure roof ladder to prevent unauthorised access (2.1)
- Repair leadwork where damaged by squirrels (1.6), (1.7),
- Rod underground drainage (3.8)
- Extend downpipe on north side of tower (3.10)
- Repair gutters (3.2), (3.3), (3.6), (5.3.2)
- Form lead edge to east gable of vestry (to protect wall below) (5.1.13)
- Replace missing/ damaged slates (1.12), (1.17),

Items Requiring Attention within the Next Two Years

- Repairs to windows (6.0 et al)
- Repair vestry (refreshment area), including render repairs.
- Repair parapets (render, coping stones) (2.8), (2.10), (2.11)
- Repoint gulleys around building (3.12), (3.13)
- Redecorate rainwater goods
- Repair ceiling over organ/ gallery (8.5)
- Check monuments (conservator) (11.3)
- Re-pin parapet stones to porch/ leadwork (4.6), (4.7)
- Render repairs (4.2)
- Add drip to cills (5.1.9)

Items Requiring Attention within the Next Five Years

- Redecorate tower/ external walls. (5.1.2), (5.5.1)
- Boundary wall repairs (14 et al)
- Cut back overhanging trees (3.4)
- Repairs to tower roof (2.3)

Desirable Improvements

- Monitor cracks to ceilings
- Improve lighting (12.3)
- Add gutters to west porch (4.3)
- Fit gas struts to roof hatch (2.13)